

**EARTH REMOVAL STORMWATER ADVISORY COMMITTEE  
TUESDAY, MARCH 19, 2024, 6:30 PM  
MINUTES**

Chairman Savage called the meeting to order at 6:30 PM at the Town Hall.

Members present: Steven Savage, Bruce Easom, Bob Hanninen, Tom Delaney, and George Barringer

**PUBLIC HEARING – 797 BOSTON ROAD AGE-RESTRICTED HOUSING**

In accordance with the provisions of the Code of the Town of Groton, Chapter 198, the Earth Removal Stormwater Advisory Committee held a public hearing on Tuesday, March 19, 2024, at 6:30 PM to consider the application submitted by 119 Partners, LLC, for approval of a Full Stormwater Management Permit for construction of two, 12-unit age restricted housing buildings with associated parking, drainage, and amenities, as shown on the plan entitled, “Proposed Age Restricted Housing Development, 797 Boston Road, Groton, MA,” prepared by Howard Stein Hudson, dated February 16, 2024. The proposed development is located on Assessors Map 133, Parcel 49, at the intersection of Boston Road and Forge Village Road.

Chairman Savage called the public hearing to order at 6:30 PM. Design engineer, Kate Enright, of Howard Stein Hudson, presented the plan to construct two apartment buildings with 12 units in each at the intersection of Boston Road and Forge Village Road. The applicant submitted a petition requesting that the Town extend municipal sewer to the property. The Town Meeting must vote on the petition. The property is located in the Water Resource Protection District, Zone III. Soil testing has been done, as required by the Board of Health, because an on-site sewage disposal system has been designed for the project in the vent the tie into municipal sewage is not approved. The sand and gravel soils are Type A.

Ms. Enright described the stormwater management system which includes rain gardens, an infiltration area, and roof drains. A portion of the parking lot will be porous pavement.

The Committee reviewed the report, dated March 18, 2024, from Nitsch Engineering, the Town’s consulting engineer. Ms. Enright said they will make all the changes to the plan as recommended by Nitsch Engineering.

Member Easom asked about the location of snow storage stockpiles. Ms. Bomengen said snow will be removed from the site because they do not want any sand used on the porous pavement. No sand will be used on the site to control icing.

Member Easom asked about excess runoff from the site. Ms. Enright said there will be 0% runoff from the site for the 100-year storm as required in the by-law and regulations.

Member Easom asked why the roof runoff would be discharged to the infiltration system rather than a dry well. Ms. Enright said they want to get the water from roof runoff away from the buildings.

Member Delaney said more detail is needed on the plan as recommended by Nitsch Engineering. He said a gate is for the emergency access road.

Member Delaney asked if the applicant has a road access permit from MassDOT yet. He said such a permit can take a long time.

Abutter Nancy Muller, 965 Boston Road, asked if water would flow off the property to abutting properties. Ms. Enright said the drainage system will reduce the amount of runoff from the site because the runoff will be discharged into the infiltration basin. There is no drainage system on Forge Village Road and they cannot tie into the MassDOT system on Boston Road (Route 119).

Abutter Leslie Lathrop asked if the parking lot would have a separation of parking spaces. Member Barringer said that is a Planning Board issue, not a stormwater issue.

Ms. Lathrop asked if more parking is added, would it be porous pavement. Ms. Enright said they would use porous pavement for any additional parking and for the emergency vehicle access road.

Ms. Muller asked about the longevity of the porous pavement. Ms. Enright said it will last many years if it is properly maintained. Water will pond on the pavement if it fails, and it is expensive to fix.

*The motion was made by Hanninen, seconded by Delaney, to continue the public hearing on April 16, 2024. The motion passed unanimously.*

#### **STORMWATER INSPECTOR UPDATES**

**731 Martins Pond Road** – Stormwater Inspector Michelle Collette said Sergio Valerio, 731 Martins Pond Road, submitted an application for a Stormwater Management Permit. The hearing will be held on April 16, 2024 at 6:30 PM.

**Maple Avenue** - Bob Margolius, 16 Maple Avenue, said runoff from Lots 1 and 2 on the opposite side of Maple Avenue continues to flow down his driveway and onto his property. He is concerned that he will lose his trees as a result of the ponding in his yard. It also causes flooding on his daughter's yard, located adjacent to his lot.

Member Easom asked where the runoff goes. Mr Margolius said there is a low area in his backyard where water collects.

Member Easom asked if the low area is within 100 ft of wetlands. Mr. Margolius said, "no, it is not."

*The motion was made by Hanninen, seconded by Barringer, to send a letter to developer, Corey Brock, requiring compliance with the conditions of the Stormwater Management Permit for the shared driveway serving Lots 1 and 2 on Maple Avenue, and that a response is required by April 16, 2024. The motion passed unanimously.*

**111 Farmers Row** – Stormwater Inspector Michelle Collette reported that runoff from the construction site at 111 Farmers Row continues to be a problem. She said she received calls from Rhonda Zambenardi, expressing concerns about ponding on her property. Ms. Collette said the site still has not been stabilized at all. The stabilization must be done this spring before the new house is sold.

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*The motion was made by Easom, seconded by Barringer, to second a letter to Prescott Development, requiring compliance with the Stormwater Management Permit, with a reminder that the permit expires on November 2024. The motion passed unanimously.*

#### **MINUTES**

*The motion was made by Delaney, seconded by Easom, to approve the minutes of February 6, 2024. The motion passed unanimously.*

#### **HERITAGE LANDING**

Member Easom, who is also chair of the Zoning Board of Appeals, said the ZBA will continue its public hearing on the Heritage Landing Comprehensive Permit plan on March 17, 2024. The applicant submitted stormwater management plans, but the ZBA has not received comments from Nitsch engineering yet.

Meeting adjourned at 7:45 PM.

Respectfully submitted,

Michelle Collette  
Earth Removal Stormwater Inspector

